Here are **SOME REASONS FOR OBJECTING** based on current planning policies. **If you wish, add more detail and make other objections – THESE ARE JUST SUGGESTIONS**

This Council-owned site should be used for **much-needed affordable housing**, not a large hotel and a large student housing block. The number of flats in the plans, 28, is far too small (Contrary to Planning Policies DES 1, DES 2)

The 14 studio (one-roomed) flats in the plans will be **unsuitable for long-term occupation** and are likely to be used as holiday flats. The 14 one- and two-bedroom flats **will not meet the range of housing needs in the City Centre**. (Contrary to Planning Policies HOU 2)

The proposed development of a 7-storey 245-bedroom student hostel, a 5-storey 128-bedroom hotel, 5-storey arts facility/residential block and the 3-storey terraced housing is much larger and higher than in the Council's briefing to the developer and will result in **overdevelopment** of this site. (Contrary to Planning Policies DES 1, DES 3)

The **design and layout** of the buildings breaches Council policies and guidance, particularly the roofs and the frontages on King's Stables Road, and will be **detrimental to the World Heritage Site and conservation area** (Contrary to PPs DES 1, DES 3, ENV1, ENV 3)

People living in nearby houses in King's Stables Road, Lady Wynd, KS Lane, Webster's Land and Portsburgh Square may be **badly affected** during the lengthy construction period and when the commercial units and 'arts facility' are let, as these may become **noisy cafés, pubs or venues with late-night opening hours**. (Contrary to PPs HOU 8, RET 12)

The overdevelopment will generate **a lot of additional traffic** from delivery vehicles, taxis and tourist buses and will **add to the congestion** in the Grassmarket (Contrary to PP DES 3

**ACT NOW – IT'S LATE BUT THERE IS STILL TIME!**

Make a comment on the application online:
- Go to: [www.edinburgh.gov.uk/PlanningandDevelopmentOnline](http://www.edinburgh.gov.uk/PlanningandDevelopmentOnline)
- Put in the number: 15/05715/FUL
- View the plans and other documents by clicking on 'Documents'
- Click on 'Comment' and scroll down to find the form.
- Tick the box marked 'OBJECT' before you start

Make a comment by email or post:
- Head your letter or email with the ref: number and address of the application.
- Email your comments to elaine.watson@edinburgh.gov.uk or attach a letter.
- Write to: Planning & Building Standards, City of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG.
- Remember to say 'I OBJECT' at the start and to ask for an acknowledgement

**Contact your Councillor, MSP, MP:**
- Copy you objection to them and ask for their support.
Redevelopment of King's Stables Yard

URGENT - the plans are in!

HAVE YOUR SAY NOW

The Council is selling this valuable site for a huge student block, a large hotel, commercial premises, plus an 'arts facility' (no details available) and a small number of studios (1-roomed flats) and 2-bedroom flats. Is this what our area and the Old Town needs? The proposals are contrary to the Council's development brief for the site as they include so few houses for long-term residents. Let the Council know your views (details of how to do this on page 2)